

# 8040 HURON STREET

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SPECIAL LAND USE APPLICATION – SHORT-TERM RENTAL



# RECENT HISTORY

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2010 – listed for sale as a foreclosure

2011 – Purchased as a vacation home –  
owners based in Chicago

2019 – Neals acquire 8040 – Live directly next door  
to the west at 8050 Huron Street

We have lived in Dexter for 12 years and our young  
children attend Dexter Community Schools

We love the small-town feel of Dexter and access to  
the area's natural resources!



# SHORT-TERM RENTAL EXPERIENCE (AS TRAVELERS )

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- Almost exclusively utilize short-term rentals (STRs) when traveling –
  - Great way to get to know and support the communities in which we're traveling
  - Functionality
  - Family
  - Walkability



# HOUSE RULES

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- House is rented as an entire unit – individual rooms NOT are rented separately
- Renters are asked about the reason for their stay and must have ID verified though applications
- Max of 6 persons and 2 cars
- No parties
- The house is not rented when we are not in town
- No smoking

# HOW DO STRs FIT INTO THE CITY OF DEXTER MASTER PLAN?

- Economic Development Goal
  - Promotes tourism while maintaining small-town character
- Natural Resources Goal
  - House is listed as “Eco-Friendly” with solar panels, rain barrels and compost barrels
- Overall Land Use Goal
  - Positive development, preserves small-town character
- Encourages Pedestrian connections
  - Walk/Bike access to Dexter-Huron -Hudson Mills
  - Border to Border Trail
  - Huron River Water Trail



## City of Dexter Master Plan

Amended March 2016



# SHORT-TERM RENTAL EXPERIENCE (AS AN OWNER)

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- In our limited history of hosting an STR, we enjoyed hosting and introducing travelers to our hometown, its abundant natural resources and proximity to the community's destination driven areas.

## **Anticipated Activity:**

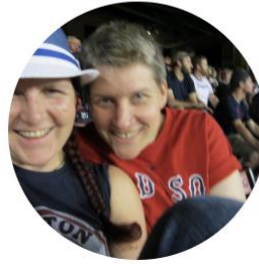
- UM Football traffic
- Holidays/Vacations
- UM business

## **Actual Activity:**

- Out-of-state family visiting local family
  - Especially new grandparents !
- Families with procedures at UM Hospital
- Local Attractions
- Local Specialty businesses

# INTERESTING FACTS ABOUT STRs

STRs ARE PEER REVIEWED -  
GUESTS RATE HOSTS AND  
HOSTS RATE GUESTS



☆ 7 reviews

✓ Identity verified

## Kae & Bex confirmed

- ✓ Identity
- ✓ Email address
- ✓ Phone number

[Learn more](#) about how confirming account info helps keep the Airbnb community secure.

## About Kae & Bex

★ [5.0 avg rating · 7 reviews](#)

✓ [Identity verified](#)

📅 Joined in December 2012

🏠 Lives in Easthampton, MA

[Show profile](#)

# REVIEWS

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David

This is a great location for biking, hiking, paddling, or just chilling. The nearby quaint downtown **Dexter** is definitely worth a couple trips (Beer Grotto and **Aubrees pizza** is a great combo). The house was immaculate, well-equipped and Lisa was a fantastic, responsive host. We'd definitely hope to stay again. Next time we'd reserve a **Skip's river trip** way beforehand as they were sold out during our stay — our only regret.



# REVIEWS

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Dawn

A lovely retreat, this home is quaint and everything we needed for a getaway as we moved our daughter back to college. We enjoyed the relaxing chairs down by the river and watched kayakers float by. Every afternoon, we waded in and floated as a pair of deer gathered to munch just a bit upstream. We loved the friendliness of Dexter and enjoyed grabbing coffees each morning at the cafe — just a short walk. I can't wait to return!

# REVIEWS

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Alison

This was our second time this year staying at Lisa's house on the river. It is charming, clean, comfortable, and the location is amazing. It's super close to downtown Dexter (perfect for walking to dinner or local creamery), and the backyard is peaceful. We enjoyed kayaking from the house to a nearby Metropark. The house is well stocked for your trip in case you forget something. Lisa is very kind and super easy to communicate with. We are looking forward to planning our 3rd trip back later this year.



**William**

I would highly recommend Lisa's place. Nice home right on the river. Very clean, yard has many different perennials. Minutes from downtown Dexter. Nice restaurants and places to catch a cocktail/beer. Great bike trails that we used everyday. Definitely a place to explore if you like nature and outside activities.



# IN SUMMARY: THE STR EXPERIENCE

In our experience, STRs attract a certain kind of traveler:

- Those looking for a unique and personalized experience
- Guests are respectful of the home and surroundings areas
- Less wear and tear than a traditional rental
- Income allows for maintenance and renovations on an older historic home

1911 map of Dexter (courtesy of the University of Michigan Library)



## SHORT-TERM RENTALS IN THE AREA

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# THANK YOU!

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